099.0	0001	0005.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 801,500 / 801,500
					USE VALUE: 801,500 / 801,500
					ASSESSED: 801,500 / 801,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		STONE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OTTLEY GARY A			
Owner 2:				
Owner 3:				
Street 1:	47 STONE RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:	Own Occ:	Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	OTTLEY GARY A RACHEL E -
Owner 2:	-
Street 1:	47 STONE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,122 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1959, having primarily Vinyl Exterior and 2752 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7122.000	357,800	100	443,600	801,500
Total Card	0.164	357,800	100	443,600	801,500
Total Parcel	0.164	357,800	100	443,600	801,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 291.24 | /Parcel: 291.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	64218
GIS Ref	
GIS Ref	
Insp Date	05/07/18

!7998!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 099.0-0001-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	357,700	100	7,122.	443,600	801,400	801,400	Year End Roll	12/18/2019
2019	101	FV	282,700	0	7,122.	449,900	732,600	732,600	Year End Roll	1/3/2019
2018	101	FV	282,700	0	7,122.	335,800	618,500	618,500	Year End Roll	12/20/2017
2017	101	FV	282,700	0	7,122.	304,200	586,900	586,900	Year End Roll	1/3/2017
2016	101	FV	282,700	0	7,122.	291,500	574,200	574,200	Year End	1/4/2016
2015	101	FV	265,600	0	7,122.	247,100	512,700	512,700	Year End Roll	12/11/2014
2014	101	FV	265,600	0	7,122.	234,500	500,100	500,100	Year End Roll	12/16/2013
2013	101	FV	265,600	0	7,122.	223,000	488,600	488,600		12/13/2012

PRINT

Date	Time
12/10/20	22:35:30

LAST REV

Date	Time
04/15/20	08:30:31
mmcmakin	
7998	

USER DEFINED

Prior Id # 1:	64218
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OTTLEY GARY A R	74302-431	1	3/17/2020	Convenience	10	No	No		
DASH BENJAMIN	50168-80		9/28/2007		495,000	No	No		
JAROCKI LAWRENC	45901-108		8/19/2005		516,000	No	No		
LIANG BEIRONG/E	43516-255		8/13/2004		470,000	No	No		
CORKERY JOSEPH/	25692-520		9/28/1995		206,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/24/2016	670	Redo Kit	25,500					Kitchen Reno

ACTIVITY INFORMATION

Date	Result	By	Name
5/7/2018	MEAS&NOTICE	BS	Barbara S
12/11/2008	Meas/Inspect	336	PATRIOT
12/3/2008	MLS	MM	Mary M
1/12/2006	MLS	MM	Mary M
12/10/2004	MLS	MM	Mary M
11/9/1999	Mailer Sent		
10/20/1999	Measured	256	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7122		Sq. Ft.	Site		0	70.	0.89	5									443,561						443,600	

Total AC/HA: 0.16350 | Total SF/SM: 7122 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 443,561 | Spl Credit | Total: 443,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	35	%
Bsmnt Flr:	3 - Hardwood		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.21573269
Const Adj.:	1.01656497
Adj $ / SQ:	129.766
Other Features:	112500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	439554
Depreciation:	81757
Depreciated Total:	357797

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

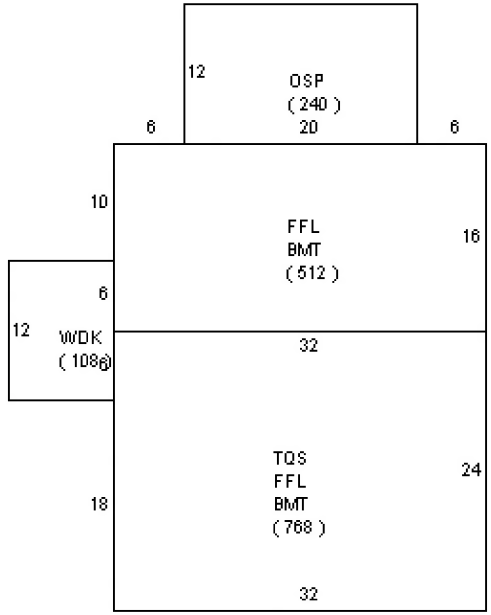
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	129.77
Special Features:	0	Val/Su Net:	102.70
Final Total:	357800	Val/Su SzAd	192.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,280	61.140	78,259
FFL	First Floor	1,280	129.770	166,101
TQS	3/4 Story	576	129.770	74,746
OSP	Screen Porch	240	26.140	6,273
WDK	Deck	108	15.510	1,675
	Net Sketched Area:	3,484	Total:	327,054
Size Ad	1856	Gross Are	3676	FinArea 2752

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 099.0-0001-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	5X5	A	AV	2014	6.00	T	5	101			100			100

More:	N	Total Yard Items:	100	Total Special Featues:		Total:	100

IMAGE

AssessPro Patriot Properties, Inc